

VISTA PLAZA

2005 WEST HIGHWAY 76, BRANSON, MISSOURI



PROPERTY SUMMARY

Sale Price:	\$3,795,000
Cap Rate:	8.84%
NOI:	\$335,610
Lot Size:	2.57 Acres
Building Size:	39,564 SF
Year Built:	2001
Renovated:	2012
Zoning:	Commercial
Market:	Branson
Sub Market:	Hwy 76
Cross Streets:	

PROPERTY OVERVIEW

This property has maintained a high occupancy level for over a decade. Current leasing and management team have operated this property for more than 15 years. The majority of the leases run through 2020 and 2022. Some opportunity to bump rents in lower level as several tenants are paying CAM's only on short term leases. The market will offer an opportunity to increase rents soon as the retail market occupancy is just over 90%.

PROPERTY HIGHLIGHTS

- Combination of Franchise and Local Store Operators, Several Have Been Tenants for Over 10 Years
- Two Successful Restaurants and a Ticket Outlet Anchor the Property
- 96% Occupied Strip Center
- No Deferred Maintenance
- Located on the Famous Hwy 76 In The Heart Of The Branson Tourist District
- Across The Street From WalMart, Branson Mall and Price Chopper Grocery Store as well as McDonalds, Taco Bell, Moe's, and Subway.

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Lower Level Looking West Towards WalMart, Branson Mall and Price Chopper Grocery

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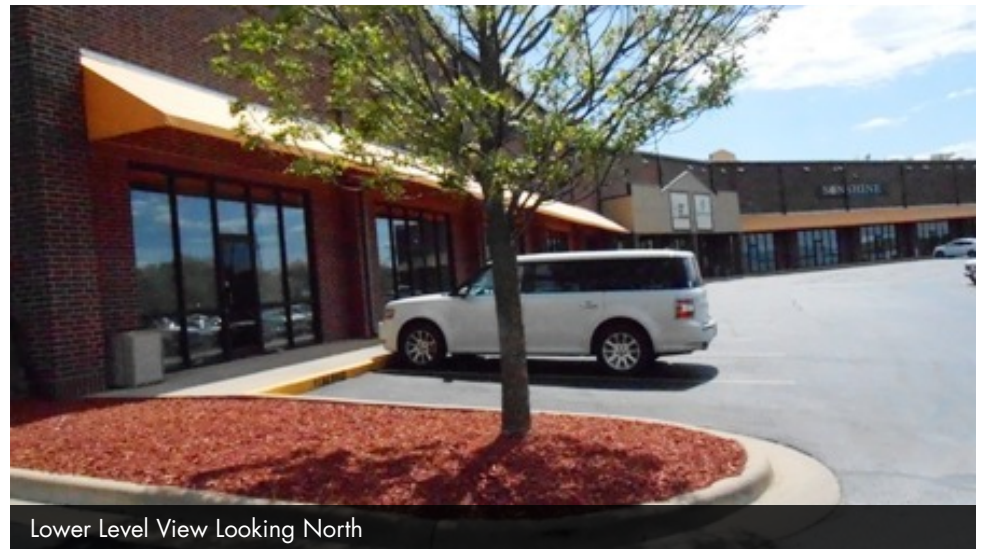
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Upper Front Elevation



Lower Level View Looking South



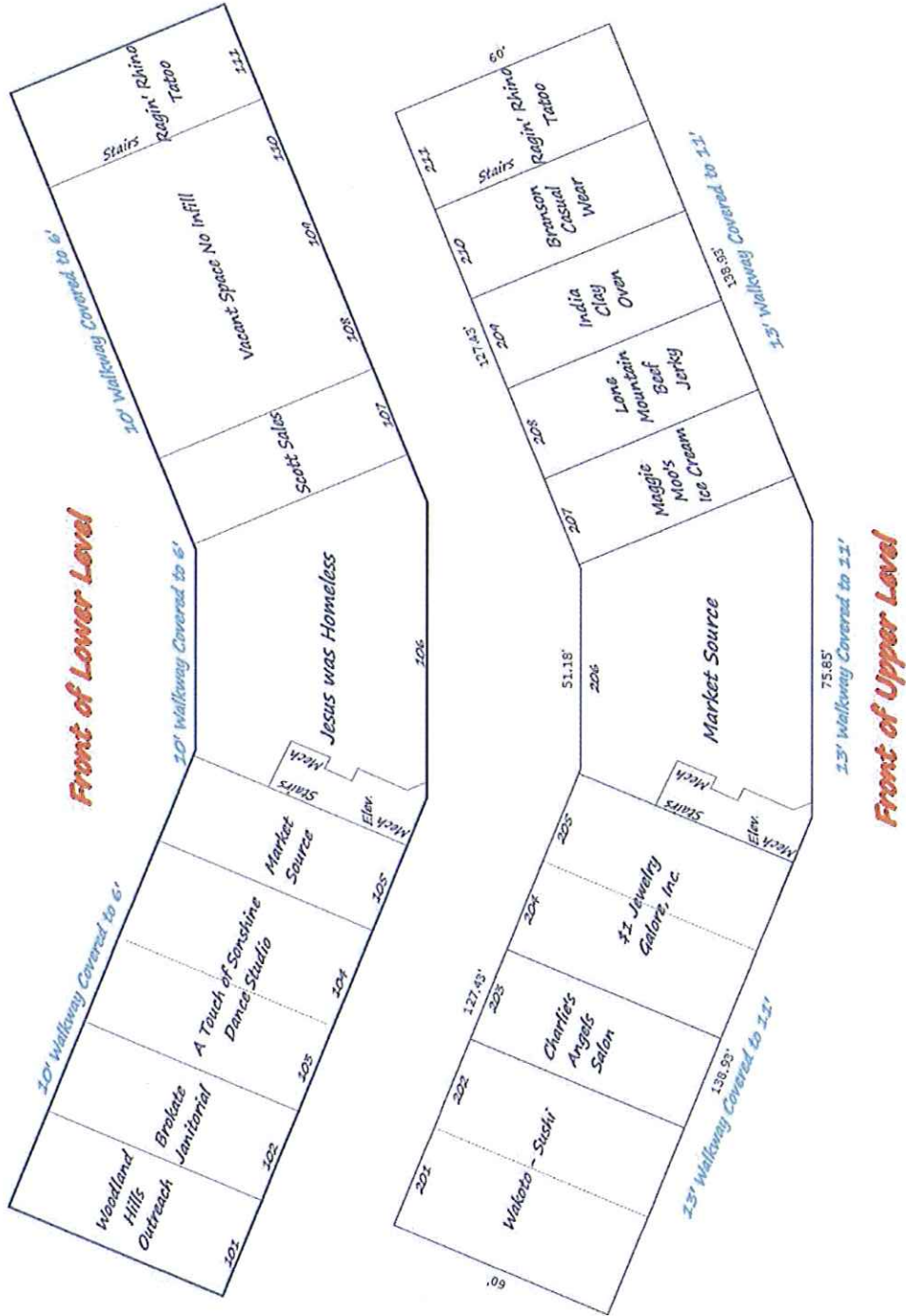
Lower Level View Looking North

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Description of the Real Estate

Floor Plans



(Not to scale. Dimensions on upper and lower levels are identical.)

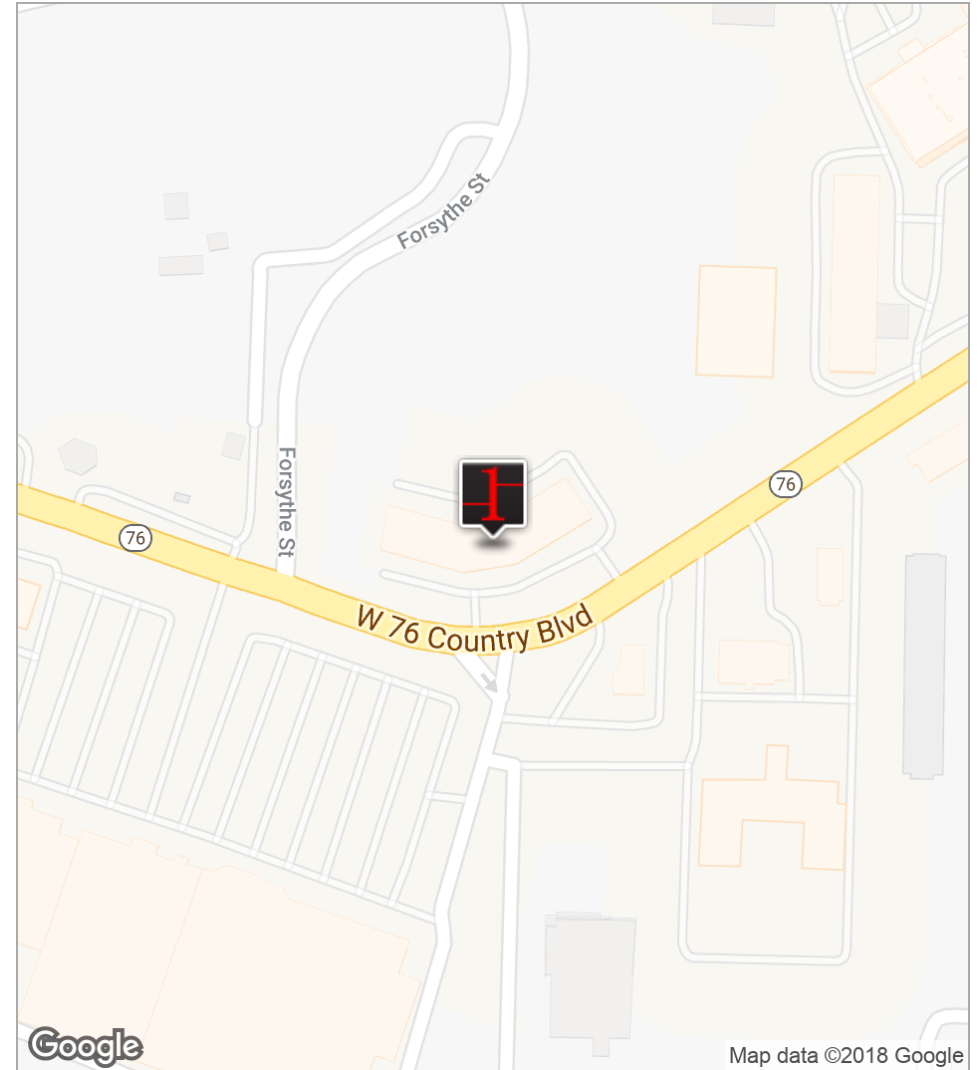
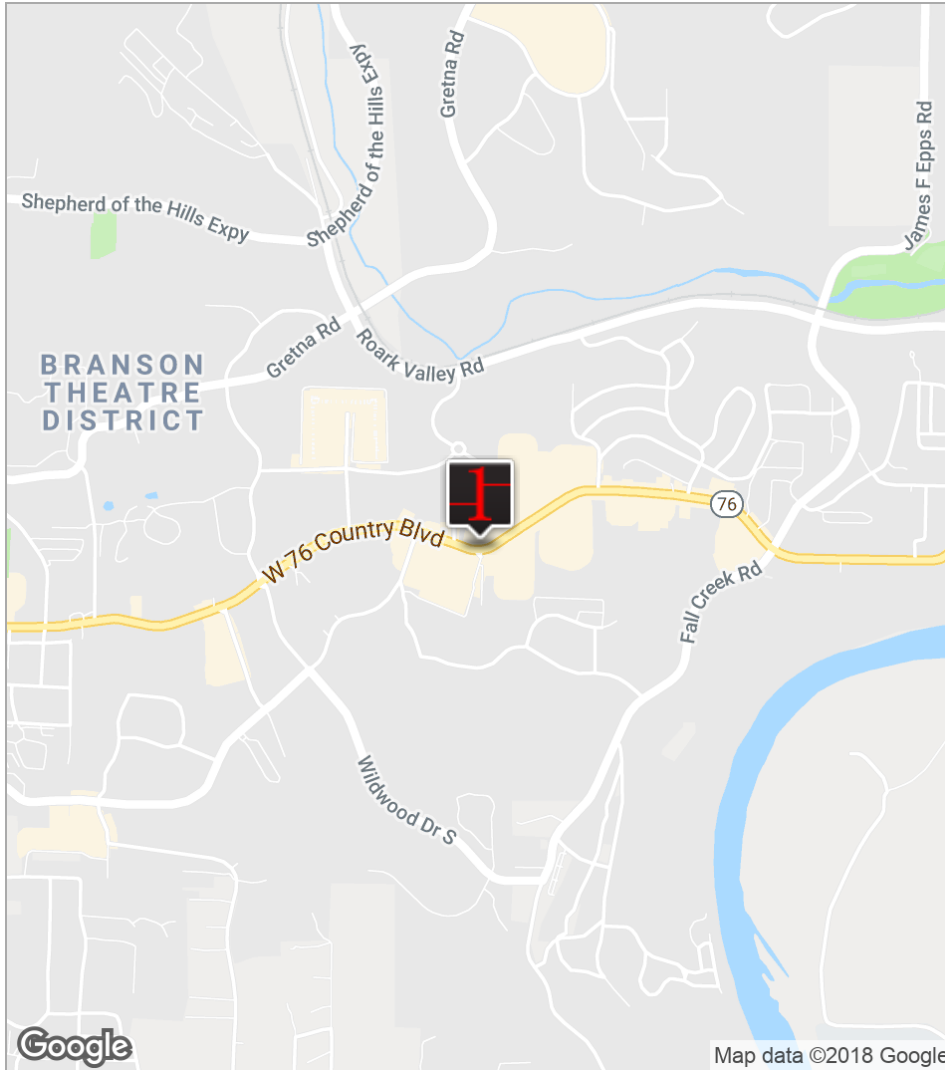
Vista Plaza Retail Center

2005 West Highway 76
 Branson, Missouri



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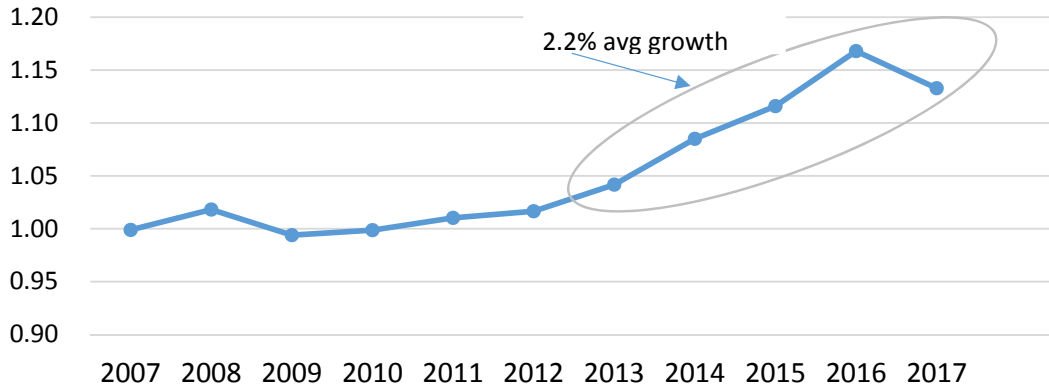


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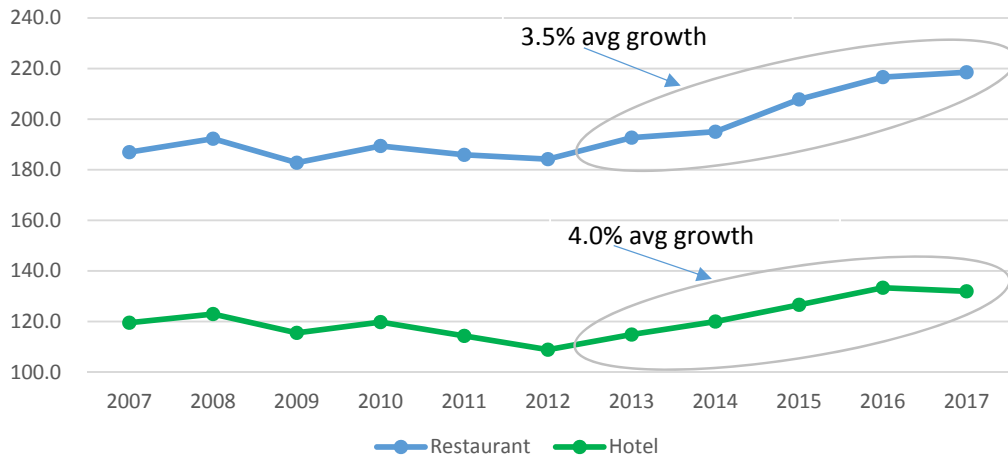
Branson Retail: Steady, Growing, Recession-resistant

Branson Retail Sales
(in \$Billions)



* Reflects reported sales/tourism tax data, adjusted to reflect ~2 month reporting lag.

Branson Restaurant and Hotel Revenue
(in \$Millions)



Retail Sales Seasonality - 2017

